071.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,300 / 652,300
					USE VALUE:	652,300 / 652,300
					ASSESSED:	652,300 / 652,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOY KEN MIN / TRUSTEE	
Owner 2:	KEN MIN MOY REVOCABLE TRUST	
Owner 3:		
Street 1:	1200 ELM ST UNIT 308	
Street 2:		
Twn/City:	MANCHESTER	
St/Prov:	NH Cntry:	Own Occ: N
Postal:	03101	Type:

PREVIOUS OWNER

Owner 1:	MOY KEN C -
Owner 2:	-
Street 1:	11 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,247 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Aluminum Exterior and 1000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9247.000	164,100		488,200	652,300
Total Card	0.212	164,100		488,200	652,300
Total Parcel	0.212	164,100		488,200	652,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 652.30 | /Parcel: 652.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	45203
GIS Ref	
GIS Ref	
Insp Date	10/19/18

!6038!

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	164,200	0	9,247.	488,200	652,400	652,400	Year End Roll	12/18/2019
2019	101	FV	148,600	0	9,247.	488,200	636,800	636,800	Year End Roll	1/3/2019
2018	101	FV	148,600	0	9,247.	418,400	567,000	567,000	Year End Roll	12/20/2017
2017	101	FV	148,600	0	9,247.	390,500	539,100	539,100	Year End Roll	1/3/2017
2016	101	FV	148,600	0	9,247.	334,800	483,400	483,400	Year End	1/4/2016
2015	101	FV	148,000	0	9,247.	299,900	447,900	447,900	Year End Roll	12/11/2014
2014	101	FV	148,000	0	9,247.	277,600	425,600	425,600	Year End Roll	12/16/2013
2013	101	FV	148,000	0	9,247.	264,700	412,700	412,700		12/13/2012

PRINT

Date	Time
12/10/20	20:51:15

LAST REV

Date	Time
08/07/20	09:38:09
jorourke	
6038	

USER DEFINED

Prior Id # 1:	45203
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOY KEN C,	1552-34	1	11/20/2019	Convenience	1	No	No		
BOCCHINO JOSEPH	1230-69		11/20/2000	Family	305,000	No	No		
	591-188		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2017	2000	New Wind	1,700	C				
8/24/2015	1156	Alterati	1,000		8/24/2015			Build foyer at uti
7/22/2014	875	New Wind	2,500					
9/9/2004	861	Manual	2,500					re-shingle house
10/22/2003	913	New Wind	1,375					

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2020	Mail Update	JO	Jenny O
10/19/2018	MEAS&NOTICE	BS	Barbara S
7/28/2014	External Ins	PC	PHIL C
2/23/2009	Meas/Inspect	189	PATRIOT
3/6/2001	MLS	MM	Mary M
4/10/2000	Inspected	263	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9247		Sq. Ft.	Site		0	70.	0.75	4									488,186						488,200	

Total AC/HA:	0.21228	Total SF/SM:	9247	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	488,186	Spl Credit		Total:	488,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98480749
Adj $ / SQ:	126.302
Other Features:	62852
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	237871
Depreciation:	73740
Depreciated Total:	164131

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

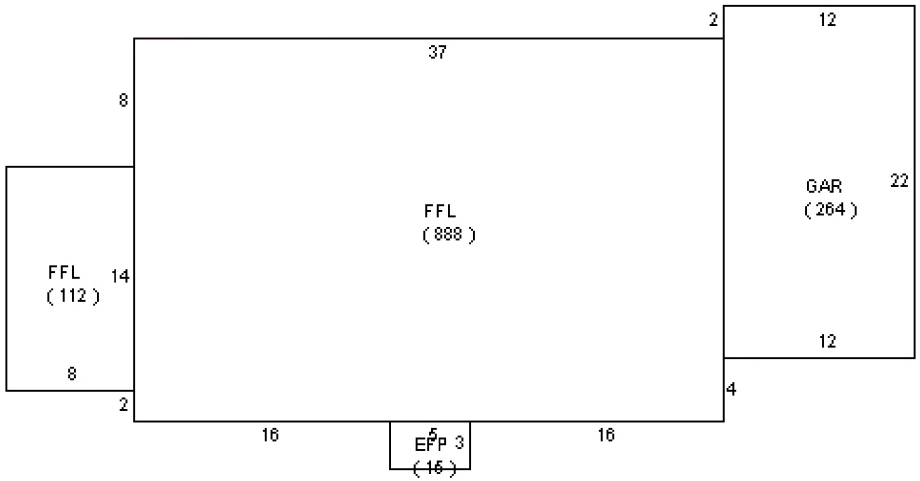
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,000	126.300	126,302
GAR	Garage	264	24.100	6,362
EFP	Enclos Porch	15	71.500	1,072
	Net Sketched Area:	1,279	Total:	133,736
Size Ad	1000	Gross Are	1279	FinArea 1000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	152.82
Special Features:	0	Val/Su Net:	128.30
Final Total:	164100	Val/Su SzAd	164.10

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X5	F	FR	1988	0.00	T	31	101						

More: N | Total Yard Items: | Total Special Featues: | Total: